

**CITY OF CHULA VISTA
MINUTES**

HOUSING ADVISORY COMMISSION MEETING

**WEDNESDAY, JANUARY 23, 2008
3:30 P.M.**

**CITY HALL BY COUNCIL CHAMBERS
CONFERENCE ROOM #C101**

CALL TO ORDER/ROLL CALL - 3:30 p.m.

PRESENT: Steve Zasqueta, Dina Chavez, Gregory Alabado, Margie Reese, Mark Minas,

ABSENT: Armida Martin Del Campo (excused)
Earl Jentz (unexcused)
Aurora Cudal (unexcused)

STAFF: Amanda Mills, Housing Manager
Stacey Kurz, Senior Community Development Specialist
Elisa Cusato, Deputy City Attorney III
Linda Welch, Senior Secretary

1. APPROVAL OF MINUTES

November 28, 2007

Vice Chair Reese requested a change/addition be made to her comments under Member Comments to read as follows: "The litigation was against the City ordinance that was established in 2004 regarding fair market values".

Vice Chair Reese made a motion to approve the amended/revised minutes for November 28, 2007. Member Minas second the motion.

2. BALANCED COMMUNITIES ("INCLUSIONARY") POLICY (Informational Item)

Staff Kurz provided an overview of the Housing Element Balanced Communities ("Inclusionary") Policy requiring all new developments over 50 units to provide 10 percent of the units to low and moderate income buyer/renters. She further described the alternative methods of meeting the obligation including land set-aside, off-site development or payment of an in lieu fee.

Member Chavez asked for clarification on the land set-aside versus off-site development. Staff Kurz indicated that land set-aside would be a donation of land where off-site development would either be new construction or an acquisition rehabilitation project, but not on the project site that accrued the obligation.

Staff Kurz provided an update on the number of units that have been constructed through the Inclusionary program to date. The 2005-2010 Housing Element identified this policy for updating, particularly for in-fill development and staff anticipates bringing back proposed amendments to the HAC for review later this year.

3. THE LANDINGS – ADDITIONAL FINANCING

Staff Mills provided an overview of the project, including new potential financial needs to add elevators to five units to meet accessibility requirements of HOME funds. The Commission unanimously agreed they would need to hear the actual dollar amount required prior to any decisions.

4. STAFF REPORTS

Staff Kurz provided a brief overview on current projects that the Housing Department is working on.

- Flamingo Trailer Park – Located at 466-476 Broadway, north of H Street on the west side. The potential developer has been talking to the residents for several years about potential park closure. Will be notifying the residents today of intent to file an application for closure with the City and filing their development application. Developer is proposing to build 321 new for-sale residential condominiums and approximately 14,000 square feet of commercial space. Process will likely take a minimum of one year to go through the process. Flamingo Trailer Park is primarily a rental community, over half are not owners of their units.
- Los Vecinos – Located at 1501 Broadway, between Anita and Palomar, will provide 41 new affordable rental units. Will be going for final Council approval in February and expected construction shortly after.
- Future Agenda Items – Waiting on attorney's for confirmation to present Conflict of Interest. Will keep HAC updated on The Landings and the Inclusionary Program update. Chair Zasueta requested that the HAC receive training on commission roles and duties. Member Minas asked about the filling of Nancy Batterman's seat. Staff Mills indicated that the Mayor's office is actively seeking to fill the vacancy.

5. MEMBER'S COMMENTS

Various members discussed the Mayor's Citizen Leadership Academy and their experience.

6. ORAL COMMUNICATIONS

None.

7. ADJOURNMENT - Meeting was adjourned at 4:45 p.m. To the next meeting of February 27, 2008.

Recorder, Stacey Kurz